

# \$649,000 - 3650 Cornerstone Boulevard Ne, Calgary

MLS® #A2256751

**\$649,000**

6 Bedroom, 4.00 Bathroom, 1,575 sqft

Residential on 0.06 Acres

Cornerstone., Calgary, Alberta

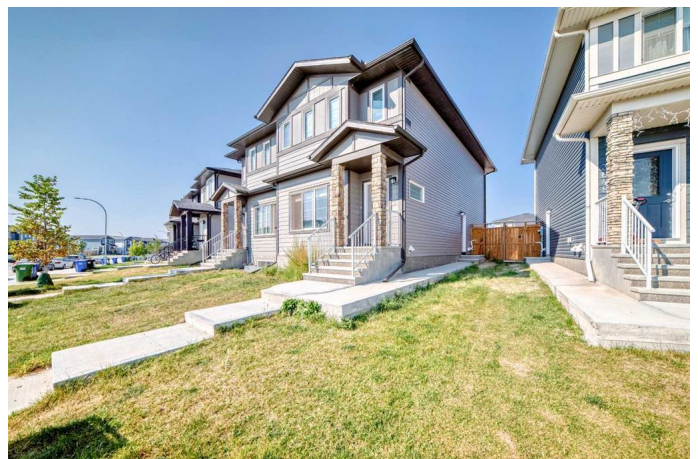
Introducing this stunning 6-bedroom duplex with a legal suite, located in the vibrant community of Cornerstone. Thoughtfully designed with modern finishes and a smart layout, this home offers a perfect balance of style, comfort, and functionality. The main floor features an open-concept living area with a bright kitchen, spacious dining, and a cozy living room ideal for gatherings. A versatile main floor bedroom and full bathroom provide convenience for guests, in-laws, or a home office. Upstairs, the primary bedroom includes a walk-in closet and ensuite, complemented by two additional bedrooms, a full bathroom, designated laundry room, and a flex space. The upper level comes fully furnished, as it was previously operated as an Airbnb, and at its peak generated over \$8,000 per month, with the majority of items needed to continue running one included. The fully finished legal suite in the basement offers two additional bedrooms, a full kitchen, bathroom, and separate living space—perfect for generating rental income or accommodating extended family. Situated in Cornerstone, known for its strong rental market and growing amenities, this turnkey property is ideal for both families and investors alike

Built in 2022

## Essential Information

MLS® #

A2256751



|                |                        |
|----------------|------------------------|
| Price          | \$649,000              |
| Bedrooms       | 6                      |
| Bathrooms      | 4.00                   |
| Full Baths     | 4                      |
| Square Footage | 1,575                  |
| Acres          | 0.06                   |
| Year Built     | 2022                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | 2 Storey, Side by Side |
| Status         | Active                 |

### Community Information

|             |                               |
|-------------|-------------------------------|
| Address     | 3650 Cornerstone Boulevard Ne |
| Subdivision | Cornerstone.                  |
| City        | Calgary                       |
| County      | Calgary                       |
| Province    | Alberta                       |
| Postal Code | T3N 2E3                       |

### Amenities

|                |                         |
|----------------|-------------------------|
| Amenities      | Other                   |
| Parking Spaces | 2                       |
| Parking        | Off Street, Parking Pad |

### Interior

|                   |                                                                                                                                                                           |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Kitchen Island, Pantry, See Remarks, Walk-In Closet(s)                                                                                                                    |
| Appliances        | Dishwasher, Dryer, Electric Oven, Electric Stove, Microwave, Range Hood, Refrigerator, Washer, Washer/Dryer Stacked, Window Coverings, Wall/Window Air Conditioner, Other |
| Heating           | Forced Air                                                                                                                                                                |
| Cooling           | Wall/Window Unit(s)                                                                                                                                                       |
| Has Basement      | Yes                                                                                                                                                                       |
| Basement          | Finished, Full, Exterior Entry, Suite                                                                                                                                     |

### Exterior

|                   |                                  |
|-------------------|----------------------------------|
| Exterior Features | Private Yard                     |
| Lot Description   | Back Lane, Back Yard, Front Yard |
| Roof              | Shingle                          |

|              |                                        |
|--------------|----------------------------------------|
| Construction | Composite Siding, Concrete, Wood Frame |
| Foundation   | Poured Concrete                        |

**Additional Information**

|                |                      |
|----------------|----------------------|
| Date Listed    | September 12th, 2025 |
| Days on Market | 55                   |
| Zoning         | R-G                  |
| HOA Fees       | 53                   |
| HOA Fees Freq. | ANN                  |

**Listing Details**

|                |            |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.